



**City of Santa Clara
PLANNING COMMISSION
Wednesday,
May 12, 2010
7:00 P.M.
CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050
REVISED AGENDA**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

REGULAR ITEMS – 7:00 p.m.

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A) Request from Santa Clara Elks Lodge for Planning Commission consideration related to the Aquamaids Conditional Use Permit Amendment (CEQ2009-01082, PLN 2007-06748)
- B) Withdrawals
- C) Continuances without a hearing
- D) Exceptions (requests for agenda items to be taken out of order)

6. ITEMS FOR COUNCIL ACTION

The following items will be sent forward to the City Council following the conclusion of hearings and recommendations by the Planning Commission:

Agenda Item #9 File No.: PLN2010-08074 Address: 3093 Forbes Avenue

Agenda Item #10. City Initiated Zoning Amendment to HT Regulations and to Special Use Regulations

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

8. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted by one motion unless requested to be removed by anyone for discussion or explanation. Routine items require no public hearing but may be removed from the Consent Calendar for discussion. Items identified as a Public Hearing item have been placed on the Consent Calendar because they have not generated public interest or dissent and may be approved, based upon the findings prepared and provided in the written staff report. However, if any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Public Hearing item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review.

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of April 14, 2010

Public Hearing Items/Consent Calendar

NONE

*****END OF CONSENT CALENDAR*****

REZONING

9. File No.(s): **PLN2010-08074** (PLN2009-07959/PLN2006-06087)
Address/APN: 3093 Forbes Avenue, 5,194 square foot lot located
1,050 linear feet from the intersection of Forbes Avenue and
Pomeroy Avenue (APN: 293-16-055).
Applicant/Owner: Steve Kelly
Request: **Rezoning** from Single Family Residential (R1-6L) to Planned
Development (Planned Development) to allow the conversion
of an approved second floor storage area to an accessory
dwelling unit on a substandard size lot.
CEQA Determination: Categorical Exemption per Section 15303(a), New construction
or conversion of small structures
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: Recommend City Council Approval, subject to conditions.

ZONING AMENDMENTS

10. File No.(s): **PLN2010-08123**
Address/APN: City-wide
Applicant/Owner: City of Santa Clara
Request: **City Initiated Zoning Amendment** to Regulations for
HT – Historic Combining Zoning Districts, Chapter 18.58
("Regulations For HT – Historic Combining Districts") of Title 18
("Zoning") of "The Code of the City of Santa Clara, California,"
allowing the Reversion of Commercial Uses to Residential
Uses for Historic Structures subject to approval of a Special
Permit; and,
City Initiated Zoning Amendment to Special Use Regulations
Applicable to Certain Zoning Districts, Chapter 18.60 of Title 18
("Zoning") of "The Code of the City of Santa Clara, California,"
regarding new provisions for temporary uses, and the
conversion of residential structures, including the conversion of
nonresidential uses on sites with an HT zoning designation to
residential uses
CEQA Determination: Exemption per Section 15061 Paragraph(b) (3), the project
does not have the potential for causing a significant effect on
the environment
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: Recommend City Council Approval

OTHER BUSINESS

11. Commission Procedures and Staff Communications

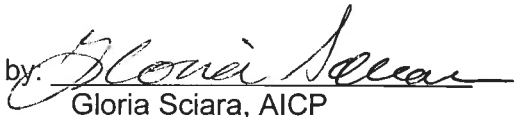
Public comment on these items may be limited to one minute, at discretion of the Chair

- i. Announcements/Other Items
- ii. Report of the Director of Planning and Inspection
 - City Council Actions
 - Commission/Board Liaison and Committee Report
 - Commission/Committee Assignments
 - Architectural Committee: Commissioners Stattenfield and Mayer
 - Station Area Plan: Commissioner Champeny
 - General Plan sub-Committee: Chair O'Neill and Commissioner Champeny
 - Planning Commission Procedures
- iii. Commission Activities
 - Commissioner Travel and Training reports
- iv. Upcoming agenda items


12. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting is scheduled for June 9, 2010, at 7:00 p.m.

Prepared by:


Gloria Sciara, AICP
Development Review Officer

Approved:


Carol Anne Painter
City Planner

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